



BLIGHTED PROPERTY REVIEW COMMITTEE

Wednesday, July 30, 2025

6 p.m.

Hybrid Work Session / 3rd floor conference room

Join Zoom Meeting

<https://readingpa.zoom.us/j/82213416409?pwd=Yj5UY00jBOggJV4uVWZsLOKF5RXi0a.1>

Meeting ID: 822 1341 6409

Passcode: 078843

Dial by your location +1 646 931 3860

Meeting ID: 822 1341 6409

Passcode: 078843

Find your local number: <https://readingpa.zoom.us/j/kcs5MxPBt>

I. Call to Order – J. Keith

II. Review Summary Sheets for the Thursday, August 7th Certification Hearing Blight Criteria attached

Determination Results:

1. 740 Franklin St, Cargo Group of America LLC, owner, PO Box346 152 S Franklin St Wilkesbarre PA 18703, purchased Feb 2025 - Delinquent water charges No Account; Delinquent taxes N/A; Property Maintenance 2 NoV, Passed inspection 6/2024, \$910 unpaid, 1 QoL Indoor furn outdoors

2. 742 Franklin St., Cargo Group of America LLC, owner, PO Box346 152 S Franklin St Wilkesbarre PA 18703, purchased Feb 2025 - Delinquent water charges No Account; Delinquent taxes N/A; Property Maintenance Failed inspection 11/2016, \$1435 unpaid, 1 QoL Weeds, 1 QoL Motor vehicle nuisance, 1 QoL Indoor furn outdoors

3. 744 Franklin St., Cargo Group of America LLC, owner, PO Box346 152 S Franklin St Wilkesbarre PA 18703, purchased Feb 2025 - Delinquent water charges \$746.85, Water off 2015; Delinquent taxes N/A; Property Maintenance – Failed inspection 8/2017, 2 work orders, 3 NoV, 5 QoL Trash, 3 QoL Weeds

4. 211 N 4th St, Desta Erstie, owner, 2565 124th St FL 2 Flushing NY 11354-1124, Purchased Jan 2019 - Delinquent water charges \$169.46, Water on; Delinquent taxes N/A; Property Maintenance – 2 NoV, Failed inspection 10/2022, \$985 unpaid

6. 806 N 3rd St., Amadou Diakite, owner, 267 Edgecombe Ave, Apt 51, NY NY, Purchased Sept 2005 - Delinquent water charges \$216544.71, Water off 2019; Delinquent taxes \$3917.26 2024 City County School; Property Maintenance – 1 work order, 15 NoV, Failed inspection 8/2019, \$15745.76 unpaid, 20 QoL Trash, 16 QoL Weeds, 6 QoL indoor furn outdoors

7. 216 Buttonwood St., Dung Phan, owner, 2525 Cromwell Dr, Wyomissing PA, Purchased Sept 2019 - Delinquent water charges \$72513.34 water service off 2013; Delinquent taxes \$21155.51 2018-24 City County School; Property Maintenance – 11 NoV, \$370 unpaid, 5 QoL Trash, 2 QoL Weeds, 3 Motor Vehicle Nuisance

10. 310 Heckman Ct., Donna Conrad & Christopher Geraldo Burgos, owners, 3013 Valentine Ave Apt 1E Bronx NY, Purchased Jan 2025 – Delinquent water charges N/A Water on; Delinquent Taxes N/A, Property Maintenance – Failed inspection 2/2018, 1 NoV, 3 work order, \$1771.32 unpaid, 8 QoL Trash, 3 QoL Weeds, 1 QoL Indoor furn outdoors

12. 115 N 9th St., Tejada Domingo, owner, 237 S 5th St. Reading, Purchased May 2004 – Delinquent water charges \$110.55 Water Service off 2015; Delinquent Taxes N/A, Property Maintenance – Failed inspection 2014, 5 NoV, \$4759.87 unpaid, 1 QoL Trash, 1 QoL Motor vehicle nuisance

14. 423 Tulpehocken St., Habitat For Humanity of Berks, owner, PO Box 664 Adamstown PA, Purchased Sept 2024 – Delinquent water charges \$159.57 Water off 2022; Delinquent Taxes N/A, Property Maintenance 7 NoV, \$1750 unpaid, 4 QoL Trash, 1 QoL Weeds, 3 QoL Indoor furn outdoors

15. 315 Moss St., Alex R Madrigal Morera and Maria Baez, owner, 616 Muhlenberg St Reading PA, Purchased Feb 2024 - Delinquent water charges \$3575.41 Water off 2006; Delinquent Taxes N/A, Property Maintenance Failed inspection 2022, \$947.74 unpaid, 1 QoL Trash, 1 QoL Weeds

17. 142 Elm St., Gladys Castillo, owner, 14 Timothy Leo Ct, Fleetwood PA, Purchased Jan 2025 - Delinquent water charges - N/A, Water on; Property Maintenance – 3 NoV, 2017, \$1200 unpaid, 2 QoL Weeds

18. 600 S 9th St., 600 S 9th St LLC, owner, 477 Colonial Rd Ridgewood NJ, Purchased Nov 2021 - Delinquent water charges \$15480.60, water service off 2024 ; Delinquent taxes \$7991.20 2024 City County School; Property Maintenance – 3 NoV, Failed inspection 2020, 1 QoL Trash, 1 QoL Weeds

19. 730 Bingaman St., Dominguz Real Estate Holdings LLC, owner, 342 N 4th St Reading, Purchased Dec 2024 - Delinquent water charges \$170.77 Water on; Delinquent Taxes N/A, Property Maintenance Passed inspection 4/2025, 3 NoV, \$4942.56 unpaid

20. 1145 Locust St., Walter G Hotzman & Rachelle F Hotzman, owner, 239 Melrose Ave Reading, Purchased Nov 1999 - Delinquent water charges \$7929.84, water service off ; Delinquent taxes \$4421.46 2023-24 City County School; Property Maintenance – 2 NoV, Failed inspection 2022, \$2800 unpaid, 7 QoL Trash, 2 QoL Weeds

21. 308 Hollenbach St., Enohenghevbe Washington, owner, 503 Governor Dr Reading PA, Purchased Nov 2023 - Delinquent water charges N/A Water service abandoned; Delinquent Taxes \$205.83 2024 County School, Property Maintenance Failed inspection 5/2024, 5 NoV, 2 work order, \$2816.50 unpaid, 15 QoL Trash, 9 QoL Weeds, 5 QoL Indoor furn outdoors

22. 315 S 6th St., 315 S 6th St LLC, owner, 315 S 6th St Reading PA, Purchased Jan 2023 - Delinquent water charges \$10768.42 Water off 2018; Delinquent Taxes N/A, Property Maintenance Placard unsafe 2017, Failed inspection 2022, 13 NoV, \$7340 unpaid, 6 QoL Trash, 2 QoL Weeds

24. 536 Johnson St., Jose Turja , owner, 1440 Monroe St Rdg, Purchased July 2022- Delinquent water charges No Account; Delinquent Taxes N/A, Property Maintenance Failed inspection 2013, 3 NoV, \$1360 unpaid, 1 QoL Trash, 1 QoL Weeds

25. 622 Pine St., Juan A Solis, owner, 622 Pine St Rdg, Purchased June 2024 - Delinquent water charges \$2442.99 Water off 2012; Delinquent Taxes N/A, Property Maintenance Placard unlawful 2012, 5 NoV, \$585 unpaid, 1 QoL Trash, 2 QoL Weeds, 1 QoL Motor vehicle nuisance

27. 626 Schuylkill Ave., Humberto Castaneda Diaz , owner, 713 Wiltseys Mill Rd, Hammonton NJ Purchased Dec 2001 – Delinquent water charges \$10655.11 Water off 2013; Delinquent Taxes 637.51 2024 City County School, Property Maintenance – Placard unsafe 2014, 2 NoV, 1 work order, \$3870 unpaid, 3 QoL Trash, 9 QoL Weeds, 1 QoL Ice

III. Arrival Time Before Hearings

IV. Review Suggestions on the BPRC Procedure by the RRA Solicitor and Review the Revised Determination & Certification Draft Notices *(policy adopted in June 2024 and the letters are attached*

V. Schedule 2025 –

Certification Hearing – Aug 7 – 6 pm
Work Session – Sept 24 – 6 pm
Determination Hearing – Oct 2 – 6 pm
Work Session – Nov 19 – 6 pm
Certification Hearing – Dec 4 – 6 pm

VI. Adjourn

Blight Criteria from Act 12, 2019 and the Urban Redevelopment Act

BLIGHTED PROPERTY —

A. Includes: **[Added 2-26-2024 by Ord. No. 12-2024; amended 5-12-2025 by Ord. No. 34-2025]**

(1) A premises:

(a) Ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L.491, No.45), known as the Pennsylvania Construction Code Act; or

(b) The condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment, or other safety risk.

(2) A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe, or vermin-infested condition or that is lacking in the facilities and equipment as required by the Pennsylvania Construction Code Act.

(3) A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.

(4) A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

(5) Any structure from which utilities, plumbing, heating, sewage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

(6) A property that is vacant and has not been rehabilitated within one year from receipt of notice for corrective action as issued by the local authority having jurisdiction, except a property where a valid construction permit is in place.

(7) A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.

(8) A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition of a structure previously located on the property and for which no payments on the lien have been made for a period of 12 months.

(9) A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate and property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority to determine the taxable value of the property.

(10) Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this Part, and those in the future having a two-year tax delinquency.

(11) Any property which is vacant, but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. A property which has defective or unusual conditions of title or no known owners, rendering title unmarketable.

(12) A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct and immediate threat to the health, safety and welfare of the community.

(13) A property having three or more of the following characteristics:

(a) Has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes;

(b) Has unsafe external and internal accessways;

(c) Is being served by an unsafe public street or right-of-way;

(d) Violates the applicable property maintenance code adopted by a municipality and is an immediate threat to public health and safety;

(e) Is vacant;

(f) Is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile.

B. Multiple properties. Blighted property shall include: [Added 10-22-2012 by Ord. No. 106-2010; amended 2-26-2024 by Ord. No. 12-2024; 5-12-2025 by Ord. No. 34-2025]

(1) A majority of the units of property meet any of the requirements under Subsection A and represent a majority of the geographical area; or

(2) Properties representing a majority of the geographical area meet one or more of the conditions set forth in Subsection A(1) through (13) or at least 1/3 of the units of property meet two or more of the requirements under Subsection A(1) through (13).

**Blighted Property Review Committee
Hearing Management Policy
Update Ratified June 2024**

Pre-Hearing

1. The Community Development Department identifies properties for review by the Blighted Property Review Committee (BPRC).
2. No less than 30 days prior to a hearing, the Community Development Department shall mail, via first class, a letter to a person or entity who owns a property that meets at least one of the criteria for blight.
3. No less than 30 days prior to a hearing the Community Development Department shall email the property addresses for the hearing to the BPRC Secretary.
4. The Community Development Department shall prepare property packets for each property to be reviewed at the hearing. The property packets shall include the following:
 - a. A copy of the letter notifying the property owner of the hearing.
 - b. A photo of the letter posted to the property, if applicable.
 - c. Notices showing the criteria that apply to the subject property. (Determination Checklist)
 - d. Affidavits showing the status of tax, water/sewer, trash, recycling, compliance with property maintenance regulations and the structural integrity of the building with supporting photographs and citations, where applicable.

The property packets will be delivered to the Board Secretary no less than 10 days before the scheduled hearing.

5. The Board Secretary will prepare a property summary sheet and make electronic copies of each packet and have those packets published on the BPRC webpage.
6. The Board Secretary shall email a copy of the hearing agenda to the BPRC Board and have it posted on the City's website.
7. The Board Secretary, the Board solicitor, and the Community Development designee shall meet to review the property packets before the hearing.

Hearing

8. The hearings will be called to order by the Board Chair and conducted by the Board solicitor.
9. Properties with representation present will be prioritized on the agenda. Properties without representation will be processed in a consent agenda format.
10. The Board Secretary shall issue the oath to those testifying and shall take minutes.
11. The Community Development designee shall assist at all hearings by displaying property photographs and answering questions.

Post Hearing

12. The hearing orders and/or notices shall be produced by the Community Development designee no later than 2 days after the hearing and will be delivered to the Board Secretary. Executed copies of the orders and/or notices shall be given to the Community Development designee no later than 2 days following their delivery.
13. The Board Secretary shall file a condemnation order with the recorder of deeds through the City's Law Department for properties certified as blighted.
14. The Community Development designee shall forward the list of certified properties to the Redevelopment Authority.
15. The Community Development designee shall update the list of certified properties and provide that list to the IT Division no later than two weeks following the hearing. The IT Division shall post the list to the City's website.

Decertification

16. On a quarterly basis, the Community Development designee shall conduct site inspections to determine if the certified properties have been remediated. For properties that no longer meet a minimum of one of the blighted criteria, the Community Development designee shall forward the address of the property with a decertification recommendation to the Board Secretary and Board Solicitor. The Board Secretary will place the decertification recommendation on the next hearing agenda.
17. Within 15 days of decertification approval by the BPRC Board, the Board Secretary shall record with the office of recorder of deeds through the City's Law Department a statement indicating that the condemnation order has been vacated (if a condemnation order was filed with the recorder of deeds).

<Today's Date>

DETERMINATION HEARING NOTICE
REGARDING A POTENTIALLY BLIGHTED PROPERTY

<Owner Name>

<Owner Mailing Address>

<City>, <State> <Zip>

RE: <Property Address>

<Parcel Number>

Dear <Owner Name>,

Please be advised that this property has been identified by City staff as a potentially blighted property pursuant to the City of Reading Codified Ordinances Chapter 23, Part 9, Sections 23-903A, 904 and 906, available on the City's website at ReadingPA.gov.

Notice is hereby given that a blight determination hearing will be conducted by the Blighted Property Review Committee to determine if the conditions at the property meet the legal definition of “blight” and whether further action is warranted under applicable laws and ordinances.

The blight determination hearing will be held on

<Determination> at <Time>

Location: 815 Washington St, Reading PA

2nd Floor, Council Chambers

At this hearing, you or your authorized representative will have the opportunity to present evidence, provide testimony, and respond to any findings or documentation presented by the City of Reading and the Committee regarding the condition of the property.

Failure to appear at the hearing may result in the determination decision being made in your absence and may lead to enforcement actions, including but not limited to abatement procedures, fines, placement of liens on the property and eventual taking of the property through eminent domain proceedings.

For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, 24 hours prior to the hearing. **If you require an interpreter, please provide notice to Ms. Scheuring 7-days prior to the hearing date.**

We encourage your cooperation and look forward to your participation at the upcoming hearing.

<Today's Date>

NOTICE OF CERTIFICATION HEARING
AND ORDER TO ELIMINATE BLIGHT

<Owner Name>

<Owner Mailing Address>

<City>, <State> <Zip>

RE: <Property Address>

<Parcel Number>

Dear <Owner Name>,

Please be advised that at the Determination Hearing held on <Determination>, the City of Reading Blighted Property Review Committee (“the Committee”) determined that the above referenced property met the criteria for blight as defined under the City of Reading Codified Ordinance Chapter 23, Part 9, Section 23-904 and 906.

You are hereby ORDERED TO ELIMINATE ALL BLIGHTED CONDITIONS BY <Certification>.

NOTICE IS HEREBY GIVEN THAT A CERTIFICATION HEARING WILL BE HELD TO CONSIDER CERTIFYING THE PROPERTY AS BLIGHTED, PURSUANT TO THE CITY OF READING CODIFIED ORDINANCE CHAPTER 23, PART 9, SECTIONS 23-903 AND 906.

THE BLIGHT CERTIFICATION HEARING WILL BE HELD ON

<Certification> at <Time>

Location: 815 Washington St, Reading PA
2nd Floor, Council Chambers

At this hearing, the Committee will consider findings and recommendation that the above referenced property be certified blighted. You, or your authorized representative, will have the opportunity to offer any additional information or objections before a final certification decision is made.

If the property is certified as blighted, it may become subject to additional enforcement actions, including eligibility for public nuisance abatement, imposition of fines or penalties, inclusion in redevelopment programs, the taking of property through eminent domain proceedings or other legal action pursuant to applicable laws.

If you have taken corrective action to address the conditions cited, you are encouraged to submit documentation or photographic evidence 7 days prior to the hearing. For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, within 24 hours of the hearing. **If you require an interpreter, please provide 7-day notice.**